Strategic Planning Branch **REPORT**

Know Your City

Status of Residential Land

December 1988

THE CITY OF Edmonton PLANNING AND DEVELOPMENT

City of Edmonton

STATUS of RESIDENTIAL LAND

December 1988

90-00743/

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EXECUTIVE SUMMARY

The Status of Residential Land report 1988 is an inventory of the vacant residential land in the Area Structure Plan (ASP) areas and a record of the annual absorption of serviced lots as measured by building permit approvals. The report is prepared on an annual basis and can be used as a comparison to previous years.

More detailed information on development in each ASP is available from the Planning and Development Department, Forecasting and Policy Development Group, at 428-3572, or the Area Structure Plan Neighbourhood Data Tables for 1988.

1. Supply of Serviced Lots

At the end of 1988, there was vacant, serviced residential land with a capacity of 18,730 potential dwelling units (pdu) in the ASP areas of the city, down approximately 5% (19,661) from 1987 (Table 1).

Included in this figure is servicing of 1,566 potential dwelling units in 1988 (Table 4-3) and actual 1988 absorption of 2,088 potential dwelling units as measured by building permit approvals (Table 4-5).

Table 1
Supply of Serviced Lots
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	4,351	4,146	3,625	3,287
Row Housing	4,046	4,366	4,336	4,339
Apartments	12,259	11,936	11,700	11,104
TOTAL	20,656	20,448	19,661	18,730

West Jasper Place had the largest total of vacant serviced single family potential dwelling units with 23% (753) followed by Mill Woods at 22% (737) and Riverbend at 18% (585). Mill Woods also had the largest amount of vacant serviced land for both row units at 28% (1,225) of the total and apartment units at 56% (6,278). (Table 5-3).

2. Building Permit Activity

Building permits in 1988 in ASP areas were up 16% (2,088) over the 1987 (1,797) total. Building permit approvals for single family units in ASP areas were up slightly in 1988 (1,760) compared to 1987 to a total of 1,723 units (Table 2). There were 154 row housing permit approvals in 1988, and 174 apartment permits, the first in six years.

Table 2
Building Permit Activity
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	1,482	1,312	1,725	1,760
Row Housing	90	85	72	154
Apartments	-	-	-	174
TOTAL	1,572	1,397	1,797	2,088

Mill Woods was the most active area in 1988, capturing 29% or 612 building permits issued. West Jasper Place had the second largest number of building permits issued with 21% (446) followed by Riverbend with 18% (368). (Table 4-5)

3. Subdivision Registrations

Subdivision registrations in the ASP areas produced 1,658 new lots in 1988. This number is 14% higher than the 1987 total. (Table 3) Row housing made up 15% (255 pdu) of this number (70 pdu in Kaskitayo, 67 pdu in Mill Woods and 118 pdu in West Jasper Place).

Table 3
Residential Subdivision Plan Registration
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	690	1,043	1,401	1,403
Row Housing	-	250	49	255
Apartments	-	-	-	-
TOTAL	690	1,293	1,450	1,658

West Jasper Place had the largest share of registration with 458 pdu or 28% of the total. The Lake District followed with 309 pdu or 19% and Riverbend with 218 or 13%. Mill Woods had 160 pdu or 10% of the total, followed by Clareview, Hermitage and Steele Heights with 101 or 6% of the total.

4. Servicing Activity

Servicing in the ASP areas was up 13% (1,566 pdu) from 1987 (1,384 pdu) levels. In 1988, land with a development potential of 1,311 single family lots and 255 row units was serviced. (Table 4-3)

Table 4
Residential Land Servicing
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	698	1,035	1,335	1,311
Row Housing		250	49	255
Apartments	-	-	-	-
TOTAL	698	1,285	1,384	1,566

West Jasper Place received 29% (448 pdu) of the servicing activity in 1988 followed by the Lake District with 19% (291 pdu), and Riverbend with 12% (182 pdu). (Table 4-3)

5. City Owned Land

Supply of Vacant Serviced City Owned Land

The City owned 356 vacant, serviced, single family lots and land with a development potential of 6,948 multi-family units in the ASP areas. Most of this land is located in Mill Woods. The lot supply declined, reflecting city land sales and changes to the City data base.

Table 5
Supply of City Owned Serviced Land
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	1,547	1,402	966	356
Multi-Family	7,358	7,142	7,377	6,948
TOTAL	8,905	8,544	8,343	7,304

Servicing Program for City Owned Residential Land

The City serviced 121 single family lots in 1988 (Table 7).

Table 7
Servicing of City Owned Land
(Measured in Potential Dwelling Units)

	1985	1986	1987	1988
Single Family	8	72	97	121
Multi-Family	-	3	-	-
TOTAL	8	75	97	121

1. SCOPE OF THE REPORT

1.1 Purpose

The Status of Residential Land report, prepared annually since 1971 by the Planning and Development Department, is an inventory of the vacant residential land in the newer suburban areas of the city (the Area Structure Plan or ASP areas, see Map) and a record of the annual demand for serviced lots as measured by the building permit approval totals.

NOTE: More detailed information on development in each ASP area is available from the Planning and Development Department, Forecasting and Policy Development Group 428-3572.

1.2 Report Organization

Lot totals are aggregated on a neighbourhood and then presented on an ASP area basis. For example, totals, for Burnewood (the neighbourhood), are calculated, but only the complete tally for Mill Woods (the ASP area) is presented in the report. Detailed information by neighbourhood is available in the supplementary report "Status of Residential Land, Area Structure Plan Neighbourhood Data".

Occasionally, reference to the "built up areas" of the city will appear. This refers to the older parts of the city and the mature suburbs developed before about 1970.

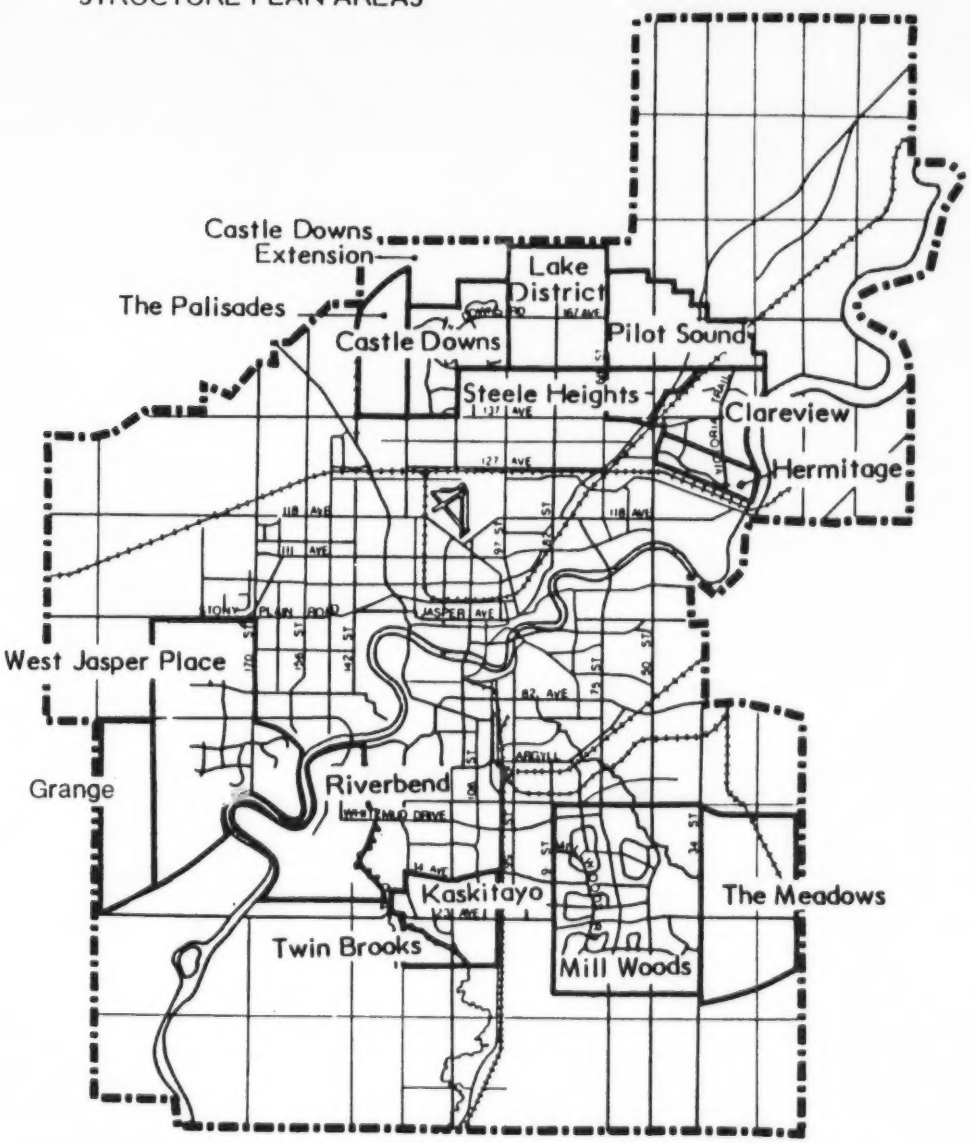
Subdivided land means that the land in question has not only received all City approvals but has been registered with the Alberta Land Titles Office. If the subdivision is not registered, for the purposes of this report it does not exist. A single family lot is considered serviced when the servicing extensions are in place and a multi-family lot when the trunk line passes in a street abutting the site. More definitions and data sources are provided in Chapter 2. A map showing the boundaries of the ASP areas is provided on the following page.

The supply of multi-family units is calculated by multiplying the size of the parcel in hectares by the permitted density for the districting (zoning) on the parcel. Row housing can be developed at 42 units per hectare and apartment housing at an average of about 125 units per hectare (although certain districts permit up to 325 units per hectare).

1.3 Note on Inventory

The present lot inventory can be calculated by subtracting either housing starts or building permits from the serviced lot inventory. Each method has its advantages and its drawbacks. Since a lot is effectively removed from the inventory once the building permit is issued, the Planning and Development Department uses building permits as the measure.

CITY OF EDMONTON RESIDENTIAL AREA
STRUCTURE PLAN AREAS



In rapid growth times, the advantage to this method is that the inventory is not only up-to-date but it also anticipates development; in slow growth times, there is the possibility that some building permits might be issued to builders who are unable to exercise them. This has happened in the past and minor revisions to the tables of inventory have been necessary from time-to-time. Several hundred building permits which fall into this category were issued over the past two to three years. This year (and last), the files were revised using a combination of air photo reconnaissance, site inspection and reviewing the City's assessment rolls to ascertain if a lot was actually vacant and had no current building permit outstanding.

This double checking has not been done every year because until comparatively recently, once a building permit was issued, construction could, with a high degree of certainty, have been assumed to follow immediately.

2. DATA, SOURCES AND DEFINITIONS

2.1 Data and Data Sources

Data for this report were obtained from City departments and Canada Mortgage and Housing Corporation (CMHC). City data are the products of administrative data collection procedures of municipal departments. CMHC data are produced as part of an ongoing housing research program.

Data from different sources may not be entirely comparable. Report users should be aware of this fact when using and interpreting the data. Data and data sources are listed below.

CMHC is the source of statistics on housing starts and completions.

The Office of the City Assessor is the source of statistics used to produce estimates of the number of dwelling units by type of structure in the city.

The civic census through the City Clerk's Office, is the source of statistics on population.

The Building Inspection Branch of the Planning and Development Department is the source of all statistics on building permits issued. The Land Management and Systems Branch of the Planning and Development Department is the source of statistics on all City- owned residential land. This Department is the source of data on municipal servicing and raw land. Calculations, using data from other sources, have been made by the Department.

2.2 Definitions

"Area structure plan areas" (ASP areas) include both designated outline plan areas and legally designated area structure plan areas in Edmonton. Some older outline plan areas that are fully or nearly fully developed (e.g., Duggan) have not been included. All outline plan and area structure plan areas included in this report are listed on Table 3-1.

"Built-up area" refers to the combined areas of Edmonton within the boundaries of the city prior to annexation on January 1, 1982, that do not fall within an area structure plan area as defined above.

"Dwelling units as measured by building permit approvals" refers to the number of dwelling units for which building permits have been issued by the Building Inspection Branch. It is stressed that issuance of a building permit does not guarantee that the permit will be acted on. A small proportion of permits issued are allowed to lapse while others are superseded by new permits.

"Potential dwelling units (pdu)" refers to the maximum possible number of dwelling units that may be developed on residential land under the terms of the Land Use Bylaw. For single family dwellings, duplex and semi-detached dwellings in RF1, RF2, RF3, RF4 and RPL land use districts, this number is the same as the number of registered lots in a plan of subdivision. For row and apartment dwellings, an estimate is taken by multiplying the gross area of a parcel of land by the maximum number of dwelling units per hectare of land permitted in the appropriate land use district. For example, land districted under the Land Use Bylaw as RF5 has a maximum development potential of 42 dwelling units per hectare. Hence, a maximum of 84 dwelling units (2x42) may be built on a 2 hectare parcel. Normally, row housing is built on land with a land use districting of RF5 or RF6 and apartment housing is built on land with a land use districting of RA7, RA8 or RA9. It should be noted too, that many new developments contain fewer dwelling units than the maximum permitted under the Land Use Bylaw.

"Vacant serviced land" refers to vacant registered parcels of residential land which have or could have been released by the Land Development Branch for the issuance of building permits. This means complete underground servicing to all lots and, as a minimum, gravelled access roads. Note that this definition has slightly different implications for single family and multi-family sites. In the case of multi-family sites, services need only be provided in the road passing by the site.

"Vacant subdivided land" refers to vacant registered parcels of residential land. Registered land refers to land legally established within a plan of subdivision as recorded in the Alberta Land Titles Office. The figures reported include vacant serviced land, as described above, as well as vacant unserviced land.

3. RESIDENTIAL DEVELOPMENT IN THE CITY OF EDMONTON

3.1 Total Housing Stock

There were an estimated 233,427 dwelling units in the City at the end of 1988 (Table 3-1). The housing stock increased by 1% since 1987 (230,863).

Housing starts were 2,702 units in 1988 compared to 2,366 in 1987, up by 14% this year. Demolitions fell to a total of 138 units.

The built-up area had 66% (154,741) of the total housing stock in 1988 compared to the ASP areas with 34% (78,686). The built-up area increased in housing stock by 530 units in 1988 over 1987, while the ASP areas increased in housing number by 2,172 units since 1987.

TABLE 3-1

Residential Units in the City of Edmonton to December, 1988

	Built-Up Area	ASP Areas	City Total
1985 Starts	78	1,892	1,970
1985 Total	154,368	72,765	227,133
1985 Demolitions	115	-	115
Revised Total	154,253	72,765	227,018
1986 Starts	124	1,786	1,910
1986 Total	154,377	74,551	228,928
1986 Demolitions*	158	-	158
Revised Total	154,219	74,551	228,770
1987 Starts	403	1,963	2,366
1987 Total	154,622	76,514	231,136
1987 Demolitions*	273	-	273
Revised Total	154,349	73,514	230,863
1988 Starts	530	2,172	2,702
1988 Total	154,899	78,686	233,565
1988 Demolitions	138	-	138
Revised Total	154,741	78,686	233,427

Source: Property Assessment Files

* Demolitions are assumed to be only in Built-Up area.

3.2 Mix of New Development

In 1988, there were 2,597 new dwelling units approved in Edmonton, a 6% increase from 1987 as measured by building permit approvals. In 1988, 86% of the approvals were for single family dwellings compared with 92% in 1987 and 95% in 1986.

Single family approvals of 2,189 were down slightly in 1988, over 1987 as measured by building permit approvals. Multi-family approvals of 408 increased by 59% in 1988, a substantial increase from the 257 registered in 1987.

See also Section 4-5 and Table 4-5 for a discussion of the comparative rates of development in the ASP areas and the built up areas of the city.

4. RESIDENTIAL DEVELOPMENT IN THE AREA STRUCTURE PLAN AREAS

4.1 Residential Subdivision Plan Registrations

Subdivision activity improved further in 1988, with 1,658 potential dwelling units being registered compared to 1,450 in 1987 and 1,293 in 1986.

West Jasper Place had the largest share of registrations with 458 pdu or 28% of the total, followed by the Lake District with 309 pdu or 19% and Riverbend with 218 pdu or 13%.

Mill Woods had 160 pdu registered and Clareview, Heritage and Steele Heights had 101 pdu registered. All other ASP's had less than 100 pdu registered.

4.2 Supply of Vacant Subdivided Residential Land

Since virtually all of the vacant subdivided lots in the ASP areas are also serviced, the discussion in section 5.5, applies here, as well.

4.3 Residential Land Servicing

This section discusses 1988 servicing and how this activity relates to newly registered subdivisions.

1988 Servicing Activity

Total servicing activity for 1988 was 1,566 pdu, compared to 1,384 pdu in 1987. The 1988 activity consisted of 1,311 single family lots and 255 row lots.

The largest number of lots serviced was in West Jasper Place with 448 pdu or 29% of the total activity. The Lake District had the second largest total with 291 pdu serviced or 19%, followed by Riverbend with 182 pdu or 12%, Mill Woods with 132 pdu or 8%, and Clareview, Hermitage and Steele Heights with 101 pdu or 6%.

Table 4-3 shows that almost all servicing activity occurred in those ASP areas that had newly registered subdivisions in 1988 (Table 4-1). An analysis of the development process from registration of a subdivision to servicing and then to building permit approval shows that many subdivisions registered and serviced in 1988 also had a substantial number of building permits approved in their first year of marketing.

4.4 Supply of Vacant Serviced Residential Land

As of December 31, 1988 the City of Edmonton had a total of 18,730 vacant serviced residential potential dwelling units. This was a decrease of 5% in the residential lot supply from the 1987 total (19,661 pdu). The 1988 total was comprised of 11,104 potential apartment units or 59% of the total lot supply. Potential row units

TABLE 4-1

Annual Residential Subdivision Plan Registration Activity in Area Structure Plan Areas 1986-1988, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1986				1987				1988			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	117	0	0	117	22	0	0	22	33	0	0	33
Castle Downs Ext.	0	0	0	0	0	0	0	0	74	0	0	74
Clareview,Hermitage Steele Heights	34	0	0	34	108	0	0	108	101	0	0	101
Kaskitayo	92	0	0	92	157	0	0	157	23	70	0	93
Lake District	182	0	0	182	91	0	0	91	309	0	0	309
The Meadows	0	0	0	0	107	0	0	107	71	0	0	71
Mill Woods	52	0	0	52	91	0	0	91	93	87	0	180
The Palisades	0	0	0	0	58	0	0	58	58	0	0	58
Riverbend	355	250	0	605	351	49	0	400	218	0	0	218
Twin Brooks	0	0	0	0	88	0	0	88	83	0	0	83
West Jasper Place	231	0	0	231	354	0	0	354	340	118	0	458
ASP AREAS TOTAL	1043	250	0	1293	1401	49	0	1450	1403	255	0	1658

Source: City of Edmonton, Transportation Department

TABLE 4-2

Year End Supply of Vacant Subdivided Residential Land in Area Structure Plan Areas, 1986-1988, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1986				1987				1988			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	202	208	314	722	110	186	314	610	110	173	314	597
Castle Downs Ext.	0	0	0	0	0	0	0	0	88	0	0	88
Clareview,Hermitage Steele Heights	312	1240	1073	2625	354	1240	1073	2667	249	1208	1073	2528
Kaskitayo	231	416	1606	2253	199	431	1606	2236	149	467	1606	2222
Lake District	374	84	0	458	217	84	0	301	381	84	0	445
The Meadows	129	0	0	129	179	0	0	179	148	0	0	148
Mill Woods	1482	1388	6580	9431	1181	1277	6580	9018	737	1225	6278	8240
The Palisades	0	0	0	0	48	0	0	48	85	0	0	85
Riverbend	700	478	0	1178	726	482	0	1208	585	456	0	1041
Twin Brooks	0	0	0	0	52	0	0	52	81	0	0	81
West Jasper Place	716	572	2383	3651	870	836	2127	3433	753	728	1833	3314
ASP AREAS TOTAL	4146	4386	11938	20448	3725	4338	11700	19761	3287	4339	11104	18730

Source: City of Edmonton, Planning and Development Department

TABLE 4-3

Annual Residential Servicing Activity in Area Structure Plan Areas 1986-1988, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1986				1987				1988			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	117	0	0	117	0	0	0	0	33	0	0	33
Castle Downs Ext.	0	0	0	0	0	0	0	0	74	0	0	74
Clareview,Hermitage Steele Heights	34	0	0	34	108	0	0	108	101	0	0	101
Kaskitayo	92	0	0	92	113	0	0	113	23	70	0	93
Lake District	162	0	0	162	91	0	0	91	291	0	0	291
The Meadows	0	0	0	0	107	0	0	107	71	0	0	71
Mill Woods	52	0	0	52	91	0	0	91	85	87	0	132
The Palisades	0	0	0	0	58	0	0	58	58	0	0	58
Riverbend	347	250	0	597	351	49	0	400	182	0	0	182
Twin Brooks	0	0	0	0	88	0	0	88	83	0	0	83
West Jasper Place	231	0	0	231	354	0	0	354	330	118	0	448
ASP AREAS TOTAL	1035	250	0	1285	1335	49	0	1384	1311	255	0	1566

Source: City of Edmonton, Transportation Department

TABLE 4-4

Year End Supply of Vacant Serviced Land in Area Structure Plan Areas, 1986-1988, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1986				1987				1988			
	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units	Single Family and Semi-Detached Unit	Row Housing Units	Apartment Units	Total Units
Castle Downs	202	208	314	722	119	186	314	619	110	173	314	597
Castle Downs Ext.	0	0	0	0	0	0	0	0	88	0	0	88
Clareview,Hermitage Steele Heights	312	1240	1073	2625	298	1240	1073	2611	249	1208	1073	2528
Kaskitayo	231	418	1808	2253	155	431	1808	2192	140	487	1808	2222
Lake District	374	84	0	458	217	84	0	301	361	84	0	445
The Meadows	129	0	0	129	170	0	0	170	148	0	0	148
Mill Woods	1482	1388	6580	9431	1161	1277	6580	9018	737	1225	6278	8240
The Palisades	0	0	0	0	48	0	0	48	85	0	0	85
Riverbend	700	478	0	1178	726	482	0	1208	585	456	0	1041
Twin Brooks	0	0	0	0	52	0	0	52	81	0	0	81
West Jasper Place	716	572	2363	3651	670	638	2127	3433	753	728	1833	3314
ASP AREAS TOTAL	4146	4388	11938	20448	3625	4338	11700	19661	3287	4339	11104	18730

Source: City of Edmonton, Planning and Development Department

accounted for 23% (4,339 pdu) and potential single family units for 18% (3,321 pdu). The supply of potential apartment units decreased by 596 pdu in 1988 due to redistricting changes which occurred and permits for apartments of 174 units. This change decreased apartment units by 2%, while the supply of potential row units decreased slightly. The supply of potential single family units decreased by 9% in 1988.

The ASP with the largest number of vacant serviced potential dwelling units was Mill Woods with 44% (8,274 pdu) of the total city supply followed by West Jasper Place with 18% (3,314 pdu), Clareview, Hermitage, Steele Heights with 13% (2,528 pdu), Kaskitayo with 12% (2,222 pdu) and Riverbend with 5% (1,041 pdu). All other ASP areas had considerably less vacant serviced potential dwelling units. (Table 5-5).

Mill Woods had the largest number of potential apartment units with 6,278 pdu or a 56% share of the apartment potential dwelling unit total. West Jasper Place had the second largest vacant total with 1,833 potential apartment units or 16% of the potential apartment unit total and Kaskitayo has 1,606 potential apartment units or 14%. All other ASP areas were considerably less in number.

Mill Woods also had the largest percentage of vacant serviced subdivided row units with 28% (1,225 pdu) followed closely by Clareview, Hermitage and Steele Heights also with 28% (1,206 pdu), West Jasper Place had 17% (728 pdu), followed by Kaskitayo with 11% (467 pdu) and Riverbend had 10% (456 pdu).

When describing the share of vacant potential serviced single family units, West Jasper Place had the largest share with 23% (753 pdu) followed by Mill Woods with 22% (737 pdu), Riverbend with 18% (585 pdu) and the Lake District with 11% (361 pdu).

4.5 Residential Building Permits

This section discusses 1988 building permit activity for the entire city, built-up area and the ASP areas.

City-Wide Activity

Residential building permit approvals in the City of Edmonton in 1988 were up 6% (2,597 permits) overall from 1987 totals (2,457 permits). ASP areas comprise 80% (2,088 permits) of the total permits issued and the built-up area comprise 20% (509 permits). ASP areas increased by 16% over 1987 and the built-up area fell by 23%, from the 1987 building permits issued to this area.

Overall, single family permits comprise 86% (2,243 permits) of the total permits issued in the City. Single family permits in ASP areas make up 84% (1,760 permits) of the total permits issued to the city, and 95% (483 permits) in the built-up area. Row permits comprise 7% (154 permits) in ASP areas. Apartment permits of 174, accounted for 8% of the ASP area total and 5% (26) in the built-up area. (Table 5-6)

TABLE 4-5

Residential Dwelling Units Approved by Building Permits in the City of Edmonton, 1986-1988, (Measured in Potential Dwelling Units)

Area Structure Plan Areas	1986 Single Family and Semi-Detached Unit	1986 Row Housing Units	1986 Apartment Units	1986 Total Units	1987 Single Family and Semi-Detached Unit	1987 Row Housing Units	1987 Apartment Units	1987 Total Units	1988 Single Family and Semi-Detached Unit	1988 Row Housing Units	1988 Apartment Units	1988 Total Units
Castle Downs	147	0	0	147	113	6	0	119	47	0	0	47
Castle Downs Ext.	0	0	0	0	0	0	0	0	5	0	0	5
Claireview,Hermitage Steele Heights	58	0	0	58	85	0	0	85	145	0	0	145
Kaskitayo	148	0	0	148	89	18	0	107	94	16	0	110
Lake District	128	0	0	128	200	0	0	200	158	0	0	158
The Meadows	27	0	0	27	84	0	0	84	78	0	0	78
Mill Woods	189	0	0	189	424	0	0	424	545	67	0	612
The Palisades	0	0	0	0	8	0	0	8	50	0	0	50
Riverbend	250	85	0	335	338	47	0	385	345	23	0	368
Twin Brooks	0	0	0	0	12	0	0	12	71	0	0	71
West Jasper Place	388	0	0	388	392	1	0	393	224	48	174	446
ASP AREAS TOTAL	1312	85	0	1397	1725	72	0	1797	1760	154	174	2088
INNER CITY	359		3	362	527	31	102	660	483	0	26	509
CITY TOTAL	1671	85	3	1759	2252	103	102	2457	2243	154	200	2597

Source: City of Edmonton, Planning and Development Department

ASP Building Permit Activity

For the second year in a row, Mill Woods captured the largest number of building permits issued (612) to any ASP area with 29% of the total ASP permits issued. West Jasper Place had the second highest number of permits issued at 446 (21% of total) followed by Riverbend at 368 permits (18% of total). During 1987, the first permits were issued for Castle Downs Extension (5).

There were 154 row permits issued in 1988, 67 in Mill Woods, 16 in Kaskitayo, 23 in Riverbend and 48 in West Jasper Place. Apartment permits issued to West Jasper Place were the first in six years.

4.6 Building Permit Housing Stock in the Area Structure Plan Areas

Single family units accounted for half (41,733) of the total housing stock in the ASP areas, while row units accounted for 23% (19,427) and apartments 27% (22,617). The housing stock in 1987 grew by 1% over 1987 (81,689).

Overall Mill Woods had the largest share with 34% (28,322) of the present housing stock followed by West Jasper Place with 20% (16,735), Clareview, Hermitage, and Steele Heights with 14% (11,588), Castle Downs with 12% (10,328), Kaskitayo with 11% (9,027), Riverbend with 5% (4,538) and Lake District at 2% (9,027). The Meadows, Twin Brooks, The Palisades and Castle Downs Extension have very little housing at this time.

In single family and semi-detached dwellings, Mill Woods was the leader with 34% (14,339) of the housing stock. This percentage was twice as great as West Jasper Place, the second leading area of single family stock at 17% (7,234), followed by Castle Downs with 15% (6,187), Clareview, Hermitage, and Steele Heights at 11% (4,530), Kaskitayo at 8% (3,543), Riverbend at 7% (3,073) and Lake District at 4% (1,708).

The largest amount of row housing stock was found in Mill Woods with 28% (5,530), but West Jasper Place also had a significant amount with 23% (4,528) followed by Clareview, Hermitage, Steele Heights at 20% (3,864), Castle Downs with 13% (2,530), Kaskitayo at 11% (2,149), Riverbend at 3% (544) and Lake District at 1% (160).

Ranking of the ASP areas by apartments had Mill Woods as the leader with 37% of the present apartment stock, (8,453,) followed by West Jasper Place with 22% (4,973) Kaskitayo with 15% (3,335), Clareview, Hermitage, and Steele Heights with 14% (3,194), Castle Downs with 7% (1,611) and Riverbend with 4% (921).

TABLE 4-6

Estimated Numbers of Residential Dwelling Units Approved by Building Permits in Area Structure Plan Areas to December 1988

Area Structure Plan Areas		Single Family and Semi-Detached Units	Row Housing Units	Apartment Units	Total Units
Castle Downs	No.	6187	2530	1611	10328
	Row %	60	24	16	100
Castle Downs Extension	No.	5	0	0	5
	Row %	100	0	0	100
Clareview,Hermitage	No.	4530	3864	3194	11588
Steele Heights	Row %	39	33	28	100
Kaskitayo	No.	3543	2149	3335	9027
	Row %	39	24	37	100
Lake District	No.	1708	160	0	1868
	Row %	91	9	0	100
The Meadows	No.	225	0	0	225
	Row %	100	0	0	100
Mill Woods	No.	14339	5530	8453	28322
	Row %	51	20	30	100
The Palisades	No.	58	0	0	58
	Row %	100	0	0	100
Riverbend	No.	3073	544	921	4538
	Row %	68	12	20	100
Twin Brooks	No.	83	0	0	83
	Row %	100	0	0	100
West Jasper Place	No.	7234	4528	4973	16735
	Row %	43	27	30	100
ASP AREAS TOTAL		41733	19427	22617	83777
		50	23	27	100

Source: City of Edmonton, Planning and Development Department

5. CITY OWNED RESIDENTIAL LAND

5.1 Supply of City Owned Raw Land

The City owned 381.3 hectares of raw land designated for residential uses (Table 6-1), at the end of 1988.

TABLE 5-1

City-Owned Raw Land In Area Structure Plan Areas, December, 1988

	Hectares
Casselman/Steele Heights	24.0
Terwillegar Heights	64.8
Lake District	87.3
The Meadows	64.6
Mill Woods (Burnewood)	59.1
Pilot Sound	81.6
TOTAL City-Owned Raw Land in ASP Areas	381.3

SOURCE: City of Edmonton Planning and Development Department

5.2 City Owned Subdivided Residential Land

Since all of the City owned subdivided residential lots are serviced, the discussion in Section 6-4 applies here as well.

TABLE 5-2

Supply of City-Owned Vacant Subdivided Residential Land (Serviced and Unserviced) In Area Structure Plan Areas 1986-1988 (measured by potential dwelling units)

	1986			1987			1988		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,402	7,142	8,544	966	7,377	8,343	356	6,948	7,304

SOURCE: City of Edmonton Planning and Development Department

5.3 Servicing Program for City Owned Lots

There were 121 single family lots serviced in 1988 of which Mill Woods had 77 lots serviced and other plan areas 44 lots serviced.

TABLE 5-3

Annual Residential Servicing Activity for City-Owned Land, 1986-1988 (Measured in Potential Dwelling Units)

	1986				1987				1988			
	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units	Single, Semi Duplex Units	Row Units	Apart. Units	Total Units
Mill Woods	72	-	-	72	52	-	-	52	77	-	-	77
Other Plan Areas	3	-	-	3	45	-	-	45	44	-	-	44
Total Combined Plan Areas	75	-	-	75	97	-	-	97	121	-	-	121

SOURCE: City of Edmonton Planning and Development Department

5.4 City Owned Serviced Residential Land

Through the Planning and Development Department, the City of Edmonton owns 356 vacant, serviced single family lots. It also owns vacant, serviced land with a development potential of 6,948 multi family (row and apartment) units (Table 6-4). Most of these lots are in Mill Woods.

TABLE 5-4

Supply of City-Owned Vacant Subdivided Residential Land In Area Structure Plan Areas 1986-1988 (Measured in Potential Dwelling Units)

	1986			1987			1988		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Total Combined Plan Areas	1,402	7,142	8,544	966	7,377	8,343	356	6,948	7,304

SOURCE: City of Edmonton Planning and Development Department

5.5 Sales of City Owned Residential Lots

The City sold 882 single family lots and multi-family land with a development potential of 11 dwelling units in 1988, a 56% increase over 1987.

TABLE 5-5

City-Owned Land Sold For Residential Development, 1986-1988 (Measured in Potential Dwelling Units)

	1986			1987			1988		
	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units	Single Family Units	Multi-Family Units	Total Units
Mill Woods	144	-	144	380	2	382	605	11	616
Other Plan Areas	65	12	77	185	4	189	277	-	277
Total Combined Plan Areas	209	12	221	565	6	571	882	11	893

SOURCE: City of Edmonton Planning and Development Department